MARIN COUNTY PLANNING COMMISSION
1711 Grand Avenue
San Rafael, California

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will hold a public hearing to consider the adoption of a Master Plan for Bolinas-Stinson Beach which plan includes the following plans:

The Master Plan Concept
The Residential Plan
The Commercial Plan
Streets and Highways Plan
School Site Plan
The Recreation Plan
The Economic Development Plan
The Lagoon Plan
Utilities Plan
The Conservation Plan
Effectuation of Plan
Community Design Plan
The Civic and Institutional Plan

Said Master Plan consists of maps and descriptive matter which are on file in the office of the Marin County Planning Commission, 1711 Grand Avenue, San Rafael.

NOTICE IS HEREBY GIVEN that the Commission has set the following times and place for two public hearings on said proposed Master Plan at which times and place any and all persons interested therein may appear and be heard thereon:

At the hour of *9:00 a.m., Monday, March 6, 1961, and at the hour of *9:00 a.m., Monday, March 20, 1961, in the County Office Building, 1711 Grand Avenue, San Rafael, California.

GEORGE SCOTT, Secretary of the
County Planning Commission, County
of Marin, State of California.

*Note: All matters to be heard by the Planning Commission on March 6 have been scheduled for 9:00 A.M. Each matter will be heard as soon thereafter as possible in the sequence as set forth on the Agenda for the meeting. This matter is Agenda Item No. 4 for both meetings. (A normal meeting of 30 items will extend from 9:00 A.M. to 5:00 P.M.)

COPY 5-12-61

M. E. GOLDSCHMIDT & COMPANY
24 California Street
San Francisco Calif

May 3, 1961

Mr. Al Kranzler
Stinson Beach, California

Dear Mr. Kranzler:

Re: Stinson Beach Community Center, Inc.

With further reference to the pending fire insurance arrangements on the various buildings of your Community Center, I have pleasure in sending you herewith the following papers:

(1) Appraisal of the Insurance Company of North America showing the following Replacement Values:

Church	$29,630.00
Hall	36,390.00
Firehouse	8,355.00

(2) Binder of the Insurance Company of North America effective April 15, 1961 for the following balues :

Church	$28,000.00
Hall	12,000.00
Firehouse	8,000.00

As far as the Community Center Hall is concerned there is one of the old Policies for $28,000.00 still in force till June 6, 1961, so that the total coverage amounts to $40,000.00 at this time.

It is suggested that you allow me to attend your next meeting, when final values should be determined. The Policy will then be issued on the basis of the specially reduced Church Rates as outlined in our letter of April 4, 1961.

It is a pleasure to be of service to you and looking forward to hearing from you as to the date and time of your next meeting, I remain with kindest regards,

Sincerely yours

/s/ WernerHebenstreit

COPY 5-12-61

INA
INSURANCE BY NORTH AMERICA
222 Sansome Street, San Francisco Calif

April 28, 1961

M. E, Goldschmidt & Co
24 California Street
San Francisco 11, California

Re: Stinson Beach Community Center
Stinson Beach, California

Gentlemen:

We have inspected this property and made note of its general construction, current condition and present use. This Company regards the following estimate as being sufficiently reliable as of this date for establishing, under present conditions, the amount of insurance to be carried in its policies.

	Estimated Bldg Value Replacement Cost	Depreciation	Actual Cash Value
Church	$29,630.00	$1000.00	$28,630.00
Hall	36,390.00	1500.00	35,890.00
Firehouse	8,355.00	850.00	7,505.00

A change in present conditions will alter the amount of insurance that should be carried to properly protect the owner's interest. To minimize this contingency, it is recommended that:

1. This insured promptly report any alterations, additions or improvements and have the insurance correspondingly adjusted.

2. A periodic review be made to make sure that fluctuations in construction costs are properly reflected in the amount of insurance carried.

The estimate of value as stated above is prepared for insurance purposes only. It is made from a comparison with costs of similar structures, based on judgment and supported by a check of prices of material and labor in the vicinity. The replacement cost value has been adjusted for permissible exclusions, and the Actual Cash Value has been adjusted for depreciation and permissible exclusions as provided in the insurance coverage. It should not be considered the equivalent of a detailed and certified appraisal.

Very truly yours,

/s/ F. T. Glynn
Special Agent

COPY 5-12-61

INSURANCE COMPAny OF NORTH AMERICA
1600 Arch Street Philadelphia 1, Pa.
FIRE BINDER

#1370

Insurance is bound for 60 days in favor of Stinson Beach Community Center as Insured attaching from APRIL 15, 1961 Noon to JUNE 15, 1961 noon in accordance with the terms and conditions of this Company's policy(s) insuring against loss from

FIRE, ECE, VMM

subject to 80 coinsurance or reduced rate coverage clause

$28,000.00	Community Church
12,000.00	Community Hall
8,000.00	Community Fire House
	All the above located at: Stinson Beach, California

A premium charge at the current rates in use by the Company when this binder becomes effective will be made for the binder period, ~~kk~~ if no policy(s) of insurance in place thereof be issued and accepted by the Insured. This insurance shall terminate upon delivery of policy(s) in substitution of this binder, or at noon upon the next business day following that upon which notice is given the Insured or broker that the risk is declined.

Dated May 2, 1961

Agency M. E. Goldschmidt & Company, San Francisco Calif

By /s/ F.T. Glynn

COPY

5-12-61

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24 California Street
San Francisco Calif

May 3, 1961

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Sincerely yours

/s/ WernerHebenstreit

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Dated May 2, 1961

Agency M. E. Goldschmidt & Company, San Francisco Calif

By /s/ F.T. Flynn

May 12, 1961

Dear Al:

I am returning M. E. Goldschmidt's letter and attachments.

I would like to have the letter of April 4, 1961 mentioned in his letter so copy can be made for the files.

It is difficult to write minutes of a meeting intelligently unless you have some sort of an idea of what is being discussed and as you know neither one of these letters were ever submitted to the Committee.

Hattie

Rec 10/19/61

TELEPHONE YUKON 2-6487

100 BUSH STREET, 26TH FLOOR
SAN FRANCISCO 4, CALIFORNIA

October 18, 1961.

Mrs.Harriet M. Greene, Secretary,
The Stinson Beach Progressive Club,
P. O. Box 217,
Stinson Beach, California.

Dear Mrs. Greene:

I will certainly follow your suggestion and direct all future communications to the office of the secretary, knowing that the information will be properly circulated.

I have received no further word from the Marin County Planning Commission relative to the adoption of the zoning ordinances. However, I am planning to arrange a meeting with Mrs. Mary Summers of the technical staff this Friday afternoon, following which I should be able to report on the extent of progress.

As to the possibility of holding exploratory meetings with other community associations, I am still communicating with Mr. Robert Patterson, President of the Inverness Improvement Association, but as yet no meeting date has been set. I am very happy to learn that the Progressive Club Directors are agreeable to holding such a meeting, and as I stated, the Bolinas Property Owners Association also is willing. No decision has yet been made by the Directors of the Bolinas Community Center, Inc. However, at its October meeting I was elected a director of the organization, and later was made its vice president so that I will be able to bring the subject up for discussion shortly.

As I understand it, all property owners in the area are being notified by mail that an important meeting will be held in Bolinas on Saturday, November 4th for the purpose of holding further discussions on ways and means of obtaining a proper sewage system, including sewage disposal facilities for Bolinas and Stinson Beach, including Mr. William Kent's sandspit development. This would indicate to me the logic of our respective communities working together to achieve objectives of mutual interest and desirability such as an efficient sanitary system.

I will look forward to seeing you at the November 4th meeting, if not sooner.

Yours very sincerely,

John W. Hamilton

John W. Hamilton
President
Bolinas Property Owners' Association

JWH:jtm
c.c. Thomas R. Tawns

ZONING

Office of Secretary
P. O. Box 217

October 7, 1961

Mr. John W. Hamilton, President
Bolinas Property Owners Association
100 Bush Street
San Francisco 4, California

Dear Mr. Hamilton:

Your letter of Sept. 16 addressed to Mr. Thos. R. Tawns has been turned over to us.

We note reference to your letter to the Marin County Planning Commission re adoption of zoning ordinances requiring land usage in accordance with the goals of the Master Plan.

Our files indicate that letter was sent to the Marin County Planning Commission, under date of Sept. 11, in accordance with your request. Copy of this letter was sent to you at Bolinas.

Reference to proposed meeting. We have been under the impression that you would notify us when meeting had been arranged advising date, time and place. This matter has been brought to the attention of our members at our last two meetings.

May I suggest that in the future all communications be sent to the Office of the Secretary who will see that information is circulated to all interested individuals.

Yours very truly

PROGRESSIVE CLUB OF STINSON BEACH

Harriet M. Greene
Secretary

cc Mr. Thos. R. Tawns, President

Rec 9/29/61

TELEPHONE YUKON 2-6487

100 BUSH STREET, 26TH FLOOR
SAN FRANCISCO 4, CALIFORNIA

September 16, 1961.

Mailed
10-4-61
Matt read
G.

Mr. Thomas R. Tawns,
West Marin Building Supply,
Stinson Beach, California.

Dear Mr. Tawns:

Some two weeks ago I brought to your attention the matter of putting into effect zoning ordinances to carry out the objectives of the Bolinas-Stinson Beach Master Plan. I suggested that you, as President of the Stinson Beach Progressive Club, write a letter to the Marin County Planning Commission asking that the Commission's technical staff be instructed to prepare and process applications for zoning pursuant to our Master Plan. In this connection I also sent to you a copy of the letter written by me to the Planning Commission on the subject.

Another matter that I brought to your attention was the possibility of improvement associations in Inverness, Stinson Beach and Bolinas as represented by their officers, getting together at an exploratory meeting to review the problems of community development and to ascertain those on which agreement can be reached among the representatives of the several associations. The objective, of course, would be that wherever we could come to an agreement on a problem, some form of joint representation could be created to aggressively support the matter on a joint basis. This of course would give us much greater strength and could well lead to the successful solution of major community problems in West Marin. By this I mean that there are certain problems in our area that are broader than their impact on any one of our communities. Therefore, to me it makes a lot of sense to see if we can get together and create a united front with respect to such mutual problems.

You said that you would present both of the above matters to your members at a meeting that was held last Wednesday, September 6th. I will be most interested in learning from you what was decided in both instances.

Best regards.

Sincerely yours,

John W. Hamilton

John W. Hamilton, President,
Bolinas Property Owners Association.

JWH:jtm
c.c. M. A. Dowdall
Donald Patterson
Hurford Sharon

September 11, 1961

Marin County Planning Commission
1711 Grand Avenue
San Rafael, California

Gentlemen:

In conjunction with recent request of the Bolinas Property Owners Association, and we have reference to their letter addressed to the Planning Commission under date of August 28, 1961, for zoning ordinances requiring land usage in accordance with the goals of the Bolinas-Stinson Beach Master Plan we wish to add our recommendation that action be taken accordingly.

Yours very truly

PROGRESSIVE CLUB OF STINSON BEACH

Thos. R. Tawns
President

By Harriet M. Greene
Secretary

cc Board of Supervisors
Bolinas Property Owners Association

Tawns

September 11, 1961

Marin County Planning Commission
1711 Grand Avenue
San Rafael, California

Gentlemen:

In conjunction with recent request of the Bolinas Property Owners Association, and we have reference to their letter addressed to the Planning Commission under date of August 28, 1961, for zoning ordinances requiring land usage in accordance with the goals of the Bolinas-Stinson Beach Master Plan we wish to add our recommendation that action be taken accordingly.

Yours very truly

PROGRESSIVE CLUB OF STINSON BEACH

Thos. H. Tewns
President

By Harriet M. Greene
Secretary

cc Board of Supervisors
Bolinas Property Owners Association

un 8-1336

read 9/6/61

BOLINAS PROPERTY OWNERS ASSOCIATION
POST OFFICE BOX 174
BOLINAS
MARIN COUNTY, CALIFORNIA

August 28, 1961

Marin County Planning Commission
1711 Grand Avenue
San Rafael, California

Gentlemen:

In June of this year you approved the Bolinas-Stinson Beach Master Plan and recommended the plan to the Board of Supervisors. At a regular meeting held in July, the Board of Supervisors unanimously approved and adopted the plan. With this action, the Master Plan achieved a quasi legal status to be used as an overall guide to the future development of the areas.

Effectuation of the Plan is dependent on action and proceedings leading to adoption of appropriate laws, and the establishment of standards. Since the Bolinas-Stinson Beach communities are as yet unincorporated, the Marin County Board of Supervisors has the full authority to adopt such laws and standards.

The most important first step is to provide zoning ordinances requiring land usage in accordance with the goals of the Master Plan. The planning staff of your commission worked for a period of two years on the plan, and its personnel are completely familiar with all of its aspects. They are fully qualified to compile and prepare documents, maps and other data necessary to the adoption of zoning ordinances. For that reason we respectfully request that you assign this project to your planning staff, instructing the Planning Director to proceed forthwith since time is of the essence.

It is our understanding that similar letters of request have or will be mailed by the Bolinas-Stinson Beach Master Plan Committee, Bolinas Community Center, Inc., and the Progressive Club of Stinson Beach.

Yours very sincerely,

John W. Hamilton
President

JWH/lh

cc: Marin County Board of Supervisors, Mr. Walter Blair
Mr. Hurford Sharon, Chairman, Bolinas-Stinson Beach Master Plan Com. Bolinas
Mr. Thomas R. Tawns, West Marin Building Supply, Stinson Beach, California

L E G E N D

FIRST LETTER

A - ARCH. SUP.

D - DEVELOPMENT PLAN

H - SINGLE HOLDING

J - ADJUSTMENT

M - MASTER PLAN

R - DESIGN REVIEW

S - SIGN USE PERMIT

U - USE PERMIT

V - VARIANCE

● - VIOLATION

LAND DIVISION

LD - DENIED
LF - FINAL MAP RECORDED
LN - NO ACTION
LP - PRIOR TO L/D ORDINANCE
LT - PRELIMINARY MAP APPROVED

SECOND/THIRD LETTERS

A - APARTMENTS/DWELLING(S) (No. of Units ___)
B - ACCESSORY BUILDING
C - CHURCH
D - DENSITY
E - EXCEPTIONAL USE
F - FRONT SETBACK
G - GUEST HOUSE
H - HEIGHT (or ADDITIONAL STORIES)
I - INSTITUTIONAL (School, Fraternity, Lodge)
J - INDUSTRIAL (Manufacturing, Warehousing, Junk Yard)
K - KENNEL, ANIMAL HOSPITAL, STABLE/HORSES
L - LOT SIZE or WIDTH
M - MISCELLANEOUS
N - MEDICAL (Hospital, Rest Home, Clinic)
O - MOTEL/HOTEL
P - PARKING
Q - OFFICE BUILDING
R - REAR YARD
S - SIDE YARD
T - SERVICE STATION
U - UTILITY INSTALLATION
V - RETAIL STORE/SHOPPING CENTER
W - RESTAURANT
X - DRIVE-IN
Y - FLOOR AREA RATIO (or LOT COVERAGE)
Z - RECREATIONAL

Notes:

1. A numeral preceding the first letter designates the number of files under the same provision (e.g., 2UT).

2. Numeral(s) immediately following letter designations indicate distances in feet from property line (e.g., VR18'), with the exception that numeral(s) following the letter A will indicate apartment/dwelling unit(s) (e.g., RA11).

3. Date of action may be indicated by month/year (e.g., 4/68)

4. Numerals in parentheses following master plan or development plan notations indicate file map reference:

(a) MA65 (101M) indicates master plan approval for 65 dwelling units
(b) DA30 (101.1D) indicates 1st phase D.P. approval for 30 dwelling units
(c) DA35 (101.2D) " 2nd " " " " " 35 " "

5. No Building Permit Application is to be approved without first examining file for conditions.

3-20-68

6. SMALL "X" ON LARGE PARCEL INDICATES LOCATION OF STRUCTURE REFERRED TO BY ACCOMPANYING ADDRESS.

7. UNDERLINED ADDRESS HAVE BEEN ASSIGNED BY MCPD.

8. MONTH/YEAR ABOVE ADDRESS INDICATES BUILDING PERMIT APPROVAL DATE FOR ORIGINAL BLDG.

LEON A. DE LISLE, AUDITOR-CONTROLLER
GLENWOOD 3-2100

OFFICE OF THE
AUDITOR - CONTROLLER
COUNTY OF MARIN
SAN RAFAEL, CALIFORNIA

October 11, 1961

Commissioners of Bolinas Fire District
P. O. Box 126
Bolinas, California

and

Commissioners of Stinson Beach Fire District
P.O. Box 67
Stinson Beach, California

Gentlemen:

Pursuant to your recent request (conveyed through Mr. Robert Smallman, Deputy County Counsel) relative to the names and addresses of property owners of your districts, we have prepared the enclosed listing for your use. Please note that the items which have been crossed out are not included in either of your districts.

Also, for your information the Code Areas applicable are as follows:

	Code Area
1. Bolinas Fire District	56-02 56-03 56-04 56-05 56-07
2. Stinson Beach Fire District	56-08 56-11

The 1961-62 assessed valuation applicable to your districts is as follows:

Bolinas Fire District	$2,079,120
Stinson Beach Fire District	1,702,800

376.320

Should you wish any further information, please do not hesitate to contact this office.

Very truly yours,

LEON A. deLISLE
County Auditor-Controller

By _____
MICHAEL MITCHELL
Asst. Auditor-Controller

MM:jr
cc Smallman
Encl.

Donald Brock - Park

Rod Carlson "

~~Marshall~~ Muldaur Fed Gov

Wenitem - Fed Govt = Federal Housing + Home Finance agency.

Ramsier = design Eng

David Edwards

Hugh Daugherty - Prog Chmn

Wm Desmond - C. Heath

R.A. Smallman Dept H.

Hamilton

Blair - Sup

John Lancaster